

# BUSINESS AND FINANCIAL

## LUMBER GOES UP IN PRICE AND IN BUILDINGS, TOO

Increased Costs Do Not Prevent Increased Sales and Homes Rise Everywhere

Lumber is going up in Honolulu, in two ways—in cost and in houses.

Despite the fact that the cost of good old Douglas fir jumped \$2.50 per thousand feet September 1, island folk keep right on building bungalows, garages and bathhouses with undiminished ardor and apparently there is to be no decrease in the steady growth of residences here.

Bespeaking considerable for the prosperity of the United States in general and that of Hawaii in particular the growing demand for lumber at higher cost for homes here is remarkable.

F. J. Lowrey, president of Lewers & Cooke, one of the largest lumber dealers in the islands, explains why Honolulu's building operations continue apace with other years, if not ahead.

"Times are so prosperous with those who had planned to build here," he says, "that they paid little attention to the additional cost of lumber."

"And what is the cause of all this rise in cost of ordinary lumber, piled high and long in many a Puget Sound yard, rotting for lack of buyers?" some of the more inquisitive might inquire.

Old Bugbear, Freight

It is the same old bugbear, the freight rates. Bottoms have become so scarce on the Pacific that many lumber mills which depended entirely on waterway transportation have been closed for months, many almost back to the day the European war began, and every month saw an increase in freight rates, and a corresponding jump in the cost of lumber transported only by ships.

It would sound like the strangest kind of fiction to say that the freight rate on a thousand feet of lumber from the Pacific coast to Honolulu is at present greater than the cost of a thousand feet of the same lumber laid down here with everything paid, was in 1894, but such is the case. And still bungalows are popping up in every part of Honolulu.

In 1894 lumber sold here for \$16.50 per thousand feet and the freight rate for the same from the coast was about \$4, according to figures obtained from Allen & Robinson, one of Honolulu's largest lumber concerns. Since then the price has risen gradually but steadily, going to \$22.50 in 1899 and touching the apex this year at \$40.

Buildings Going Up

Take a Rapid Transit car; go in any direction, look out for the vacant lots and the triangular piles of neatly stacked lumber. Where can one go without seeing a residence going up or being completed. From Royal Grove in Waikiki to the McInerney tract, Kailua, way from the mountains to the sea, are dotted here and there new buildings appearing faster, so it is estimated, than ever before.

Allen & Robinson officials admit that peace in Europe might bring a sudden drop in lumber but opine that the increased demand for construction purposes all over the world the moment the war ended might keep the price at the present figure for some time to come. Lewers & Cooke is practically positive that such will be the case.

The prevailing freight rate on lumber is now \$17.50 per thousand feet from the coast but a large portion of both Lewers & Cooke's and Allen & Robinson's supply comes to them in their own sailing boats. Of these the former has three and the latter two, and both charter many more in the course of the year for single cargoes. Cost is \$90 More

"Although the cost of lumber has been raised about \$9 per thousand feet in the last year," says J. E. Jaeger of Allen & Robinson Lumber Company, "few who planned a home have decided not to build now. Figuring 10,000 feet for the average bungalow there would only be an increased cost of about \$90 in the necessary lumber."

Lowrey of Lewers & Cooke says that lumber is plentiful in the north-west and a trifle cheaper for those who may ship by rail, for the simple reason that a surplus stock has accumulated at the mills, due to the lack of ocean tonnage.

And so Honolulu goes right on putting up lumber as the lumber merchants keep on putting up the price for it is pretty generally understood by the residence builders that never before has there been such an amazing scarcity of shipping facilities between here and the mainland.

Same Conditions Elsewhere  
The same conditions in the lumber industry prevail any place where the boards and timber and shingles come only by boat and the lumber dealers say that the boost in cost to the retail purchaser though considerable is not proportionately so high as the increased freight rates.

Ocean Rafts Not Feasible  
The question was asked of one of the Honolulu lumber men if it would be possible to build and bring here an immense raft of lumber securely

## ONLY SEVEN PER CENT OF SUGAR CROP FOR 1916 REMAINS UNSHIPED

Few Companies Have Any Considerable Portion of the Year's Produce Remaining on Hand—Eleven Have Ended Season and Ten More Have Only a Limited Quantity to Handle Before Mills Stop Grinding

Hawaii's harvest is all but complete. More than 93 per cent of the sugar for 1916 has been cut, ground and shipped. There remains for shipment only about 36,000 tons out of a production that will equal or exceed 480,000 tons. Eleven plantations have "cleaned up for the year" and 10 other plantations have less than 500 tons to dispose of.

The plantations that have completed their harvests and shipped all of the 1916 crop are Honouliuli, Pepeekeo, Grove Farm, Kekaha, Kipahulu, Kela, Waimea, Apokaa, Kukui, Laupahoehoe and Honokaa. Those that have less than 500 tons to dispose of are Onomea, Wailuku, Hawaiian Commercial, Koolau, Maui Agricultural Company, McBryde, Hawaii Mill Company, Lihue, Pioneer Mill and Kailua.

Of the plantations that still have sugar in larger quantities for shipment the following have the percentages of the total year's crop that follows their respective names: Hawaiian Agricultural 34 per cent, Hawaiian Sugar Company 35, Kahuku 35, Oahu 8, Kohala 24, Ewa 11-12, Wailua 10-12, Hamakua 12, Waialeale 15, Oiaa 12, Maakee 32-12 and Hawaii

Mill 32.

Figures secured from the Sugar Factors Company tell of the progress made in harvesting and moving the sugar crop of the islands and are the basis of the estimates made in reporting the percentages still to be disposed of by the plantations named. From them, and considering the usual monthly shipments it is evident that by the middle of October practically all of the sugar of the islands will be on the way to market. Of the 44,416 tons shipped not all has yet reached market and it will be several weeks after the middle of next month before the last of the 1916 crop will have reached destination and have been realized upon. But it is evident that the price of sugar from now until the 1917 crop begins to move to market can have little effect upon the total to be realized in the islands and proportionately so on the earnings of the companies that still have a portion of their output to dispose of.

The following table, furnished by the Sugar Factors Company, gives shipments to September 12, when the last steamer left, estimated remainder of the crop and the last estimates of the total crop of each plantation included:

Company	Total Shipments to 9-12-16 Incl.	Est. Remainder Crop	Last Crop Estimate
Hawaiian Agri. Co.	9,323	4,934	14,257
Honouliuli Sugar Co.	6,531	...	6,531
Onomea Sugar Co.	18,138	462	18,600
Pepeekeo Sugar Co.	9,327	...	9,327
Wailuku Sugar Co.	14,627	349	14,976
Hawaiian Commercial	58,815	220	59,035
Hawaiian Sugar Co.	22,226	1,274	23,500
Kahuku Sugar Co.	4,332	2,388	6,720
Koolau Sugar Co.	971	229	1,200
Maui Agr. Co.	33,649	262	34,911
McBryde Sugar Co.	15,177	323	15,500
Grove Farm Plantation	4,758	...	4,758
Hawaii Mill Co.	1,512	333	1,845
Kekaha Sugar Co.	16,087	...	16,087
Kipahulu Sugar Co.	840	...	840
Kela Sugar Co.	7,930	...	7,930
Lihue Plantation	18,769	391	19,160
Oahu Sugar Co.	30,982	2,418	33,400
Pioneer Mill	32,292	308	32,600
Waimea Sugar Co.	1,480	...	1,480
Apokaa Sugar Co.	793	...	793
Kohala	3,370	1,030	4,400
Ewa Plantation	27,138	7,662	34,800
Waialeale Agri. Co.	27,840	3,360	31,200
Hamakua Mill	6,559	941	7,500
Kailua Sugar Co.	4,795	218	5,013
Kukui Plantation	3,136	...	3,136
Laupahoehoe Sugar Co.	10,125	...	10,125
Union Mill	1,519	789	2,308
Waialeale Sugar Co.	11,913	1,987	13,900
Oiaa Sugar Co.	18,384	3,616	22,000
Honokaa Sugar Co.	12,861	...	12,861
Pacific Sugar Mill	6,089	2,539	8,628
Maakee Sugar Co.	4,888	2,412	7,300
Hawaii Mill	...	...	...
Totals	445,416	45,925	491,341

## WEEK IN MARKET IS WITHOUT ANY LARGE CHANGES

Little change in prices is to be noted either in listed or unlisted securities during the week. Such changes as did occur in listed securities were usually in the nature of advances but only small fractions. During the early part of the week there was displayed a considerably increased activity but this faded away later and dullness was the rule of Thursday and Friday.

Such news as developed was generally good though some professed disappointment at no specific announcement as to future dividend policy of McBryde, after the declaration of its second 50 cents dividend making \$1 for the year, as was paid in 1915. The directors learned that never before has McBryde had such expectations for a bumper crop as exist for next year.

In unlisted securities there was more activity. Mineral Products rose to \$1.05 and sagged back at the end of the week to \$1. Engels Copper showed strength and scored a decided advance and reached \$2.65. Honolulu Oil, on the contrary, was weak and sold down to \$2.75. Mountain King was in demand at 75 cents.

There was no session of the exchange held today and all in all the week has been uneventful.

bound together, fitted with sail or drawn by tug.

"The idea would be all right," was the answer, "and the cost of freight would be almost negligible if it were possible to bind such a strange cargo securely. The plan has been tried a raft on the coast and occasionally a raft not through safely from one town to the other but the losses entailed from those which went to pieces more than offset the gain on the occasional success."

Building permits show a change, fewer in number and larger in amount. Sixteen filed this week totaled \$34,235 and among them were W. C. Picard, residence at Kailua, \$22,700; addition to Girls' Industrial school, \$2,295; H. P. Huestace residence, Royal Grove, \$22,235; new cottage for Girls' Industrial school, \$3,500; Valentine Rorpe, Royal Grove cottage, \$2,790; R. P. Fitch, apartment house, Wailuku, \$24,500; James Steiner bungalow, Wailuku, \$2,100; and a home for Dr. Hedeman on the Peninsula to cost \$21,000.

## HANDSOME HOME WILL BE BUILT ON MANOA ROAD

A new home is being built on the Waikiki side of the lower Manoa road by Charles S. Judd, superintendent of forestry, which, according to the plans drawn by E. A. P. Newcomb, architect, should be one of Honolulu's most beautiful and attractive residences.

The house will be constructed on the Colonial lines with a gable roof and shingled exterior. The main entrance, in the center, will have pillars on each side with a porch in front and on both the makai and mauka sides broad lanais will be erected. The dimensions of the building are 50x34 feet, two stories high and containing eight rooms, three of which will be bedrooms, with connecting baths, and also a large basement. In the rear of the house a garage, 20x22, will be built for two automobiles and also two rooms for servants. The contractors are Bowler & Ingber and both buildings when completed will cost \$10,130.

## CUBA'S SUGAR CROP INCREASES SIX FOLD IN HALF CENTURY

The sugar crops produced in Cuba during 50 years, reported in long tons, the crop of 1916 being estimated, are stated as follows by the Louisiana Planter:

Year.	Tons.	Year.	Tons.
1867	597,000	1892	976,789
1868	749,000	1893	815,834
1869	726,000	1894	1,051,214
1870	726,000	1895	1,004,264
1871	747,000	1896	225,221
1872	664,000	1897	912,611
1873	775,000	1898	305,543
1874	681,000	1899	345,269
1875	718,000	1900	308,542
1876	599,000	1901	635,856
1877	520,000	1902	850,181
1878	535,000	1903	998,878
1879	670,000	1904	1,040,228
1880	553,000	1905	1,163,258
1881	493,764	1906	1,198,749
1882	595,837	1907	1,427,673
1883	160,397	1908	961,958
1884	553,987	1909	1,513,582
1885	631,907	1910	1,891,349
1886	731,723	1911	1,480,217
1887	618,578	1912	1,893,687
1888	658,719	1913	2,429,240
1889	660,523	1914	2,396,557
1890	632,365	1915	2,582,845
1891	819,760	1916	3,006,000

## WORK STARTS ON NEW ADDITIONS TO HOTEL BLDG.

First Iron Standard is Up and Work Will Be Pushed to Meet Winter Demands

The first iron standard is in place on the Waikiki end of the new Moana hotel additions and work will now go forward with a rush in a determined effort to have the new wings ready for occupancy before the Carnival at least and probably earlier than that.

Both ends of the main structure have been removed and boarded up temporarily, a large workshop and plumbing shop is completed across the street in the plot formerly occupied by the old Waikiki church and everything is ready for the unrestricted actions of an army of workmen on the foundation and basement, long since finished.

Archibald A. Young, president of the Territorial Hotel Company, is personally watching the work and conferring daily with James Finney, in charge of construction. Finney says he will put as many available men as possible into the work that it may be completed by the time the elegant furnishings arrive, for which Theodore Thiele, manager of the company, is now arranging on the mainland.

As the Territorial Hotel Company plans to have the new wings finished; for the Carnival so does it expect the old Peacock building, which formerly stood at the side of the Moana and which is now directly across the street, to be renovated and furnished before the arrival of the Great Northern, November 14.

Rooms in this two-story addition to the hotel's accommodations will be among the most desirable on the beach as every one of the 12 spacious apartments is being redecorated, finished and furnished. A bath is being installed in every room.

Besides all this work, the hotel company has erected an extension to the garage, across Kalakaua avenue from the main structure, affording accommodations for a larger number of cars than before.

## RECORDED DEEDS SHOW REALTY IS IN BIG DEMAND

Increased activity in the realty market is witnessed by the deeds left for record in the past week. Excluding conveyances to the city and county of which there were a large number recorded in connection with coming improvement projects, and also excluding partition deeds there were recorded 30 conveyances of Oahu and Honolulu real estate. Those include the deeds of the Spreckels estate property to Davies & Company, but other deeds of the Spreckels estate property are not yet recorded.

The following are conveyances of the past week:

J. E. Higgins Tr. and wf. to Charles E. Chipman, lots 4 and 5, Royal Grove tract, \$1.

Harriet E. McCracken to Manuel C. Brelo, lot 18, blk 5, Kapoian tract, \$400.

Wong Ah Chuck and wf. to Vito Mitamura, R. P. 7426, blk 2362, Waikiki, \$4500.

Arthur Reynolds and wf. to George L. Fraser et al, lot 33, Baseball tract, \$3800.

Yuen Ching Sing and wf. to Lum Kai, lot 10 of R. P. 5677, Kul. 1093, Kamakela, \$300.

Wilfrid A. Greenwell and wf. to Palolo Land & Imp. Co., Ltd., lots 180, 181 and 182, sec B, Palolo Hill tract, \$600.

Hannah K. Taylor to Mary Ann Baker, 1-6 int in lot 233, R. P. G. 3327, Kulaokahua, \$500.

Esther K. Smithies and hsb. to Makaha Coffee Co., Ltd., R. P. 3553, Kul. 10923, Makaha, Waialeale, \$225.

Mutual Bldg. & Loan Soc. of Haw., Ltd. to Ellen D. Keller, lot 55, New Makiki tract, \$1650.

Charles Kawaihala to Frank E. Howes, 1-9 A. of R. P. 558, Waialeale, Koolau, \$250.

Est. of R. M. Allen by Trs. to Rose M. Gillis, lot 2, Allen tract, \$1850.

Hurry A. Wilder and wf. to William C. Wilder, 1-2 int in lots 348 and 350 and pors lots 359 and 361 of Gr. 3314, Pihoko street, \$15,000.

Realty Auction Co., Ltd. to Vito Mitamura, lots 12, 13, 25 and 26, Park Avenue tract, \$2200.

En See Kong and wf. to Trent Trust Co., Ltd., Tr. lots 13 and 14, blk. 9, Kaimuki tract, \$3000.

Walter K. Crawford and hsb. to Robert W. Shingle, 6098 sq ft land, Lihue tract, \$3000.

Yee Chun She and hsb. et al to Territorial Hotel Co., Ltd., 4-5 int in 3448 sq ft of Ab. G. R. P. 4527, Kul. 6386, Moiliili, \$50.

Choy Shing Pong and wf. to Mrs. L. Duschalsky, 278 sq ft of Gr. 3306 and of 35 Kapi Place subdiv. \$69.50.

Abn Yuen Shin and hsb. to Y. C. Kim, lots 53, 54 and 55, Cherry-Vale tract, \$750.

William K. Nunnally to Abn Yuen Shin, lots 53, 54 and 55, Cherry-Vale tract, \$750.

Caroline C. Westervelt and hsb. to Stanley Livingston, lot 2, blk 8, bldg. est. College Hill, \$475.

Fernita A. Eberhart and hsb. to Vesta I. Hawk, lot 18, blk 16, College

## LATE PROGRESS ABOUT MINERAL PRODUCTS TOLD

C. G. Bockus Gives Detailed Information on Progress of All Work

Definite and detailed information upon a number of points as to which stockholders of the Mineral Products Company—and there are nearly a thousand of them in Hawaii—have been inquiring, was brought back by C. G. Bockus on his return from the mainland. He tells of railroad progress and probable time of completion; cost of ballasting where ballast is needed; progress of mineral developments and of the mill. He gives figures on costs and gives figures on what the different products will bring in market.

Questions heard from shareholders of the Mineral Products Company were propounded to Bockus on his return from a visit to the property, the first being, "How about the railroads; how near is it to completion?" This brought from him a statement of what he saw the day he left, September 6. Bockus says that when he left grading was completed for 2.7 miles which left 9 of a mile of grade work to be done. It was then expected that grading would be completed September 20. Rails had been laid for 22 miles leaving 1.6 miles of rails to be laid. This was expected to be finished by the end of the present month.

Hard to Keep Laborers

Delay in completing the road, Bockus was told by the contractor, arose chiefly from difficulty to keep men on the work. Since January last, the contractor said, he has employed more than 1000 men and at the time he spoke he had about 80 on the work. The weather there is very hot in summer and men preferred going where more comfortable, or less uncomfortable jobs could be had. The constant changing of forces prevented the securing of extra data and definite announcements of a date for completion.

Ballast Needs Explained

Necessity of ballasting the road and costs of so doing were next taken up. "There has been much misunderstanding here as to this," said Bockus and he proceeded to explain. The lower part of the road will have to be ballasted a distance of not more than 10 miles. "A man like Glacina, a skilled and expert engineer with his knowledge, would not think of building a road across a low country which becomes soft when it rains, without ballasting. He has always intended to do so. The general manager has also had this in mind at all times. The rainy season there is expected in January and it will be done well in advance of that time." As to costs this matter is not so material as some have thought for Bockus learned that the cost of ballasting will be only \$200 a mile or \$2000 for the whole distance. The upper part of the road he found was built on rock and would need no ballasting. The cost figures were given him by the general manager.

New cars and engines have been ordered but not yet delivered. There should be no delay in this, however, Bockus says, as it is not difficult to secure narrow gauge rolling stock.

Chrome Deposit Large

With Dr. Anderson, Bockus visited the chrome deposit and says they found that in quantity and quality it had been underestimated. About 5,000 tons were ready for shipment and a very large amount in sight. This is the material that is being \$18 a ton and upwards according to gradings.

The factory at Patterson for producing magnesite, chalcide, magnesite and ground silica was expected to be ready for operation in three weeks. Power motors, crushers, digesters, retorts and ball mill were already installed.

Handsome Profits Here

Although other products are nearer at hand preference is to be given magnesite since it gives the biggest profit, now being worth \$175 to \$185 per ton. The general manager estimates the cost of production at not exceeding \$20. The present plant has a capacity of 25 tons daily and is so constructed that a second unit of the same capacity can be added as required and at any time, thus doubling capacity.

Magnesite in the form of carbonates is now at a good figure, about 9 cents a pound but the general manager does

(Continued on page 24)

Hills tract, \$2500.

Claus A. Spreckels and as Tr. and wf. et als to Theo. H. Davies & Co., Ltd., pors of R. P.'s 695, 697 and 1623, Bishop, Queen, Merchant and Alakea streets, \$234,621.

Emma C. Ferris and hsb. to Theo. H. Davies & Co., Ltd., int in pors R. P.'s 695, 697 and 1623, Merchant, Bishop, Queen and Alakea streets, \$1, etc.

Trent Trust Co., Ltd. to Mabel A. Ware, lot 25, blk 9, College Hills tract, \$2000.

Charlotte K. Laukea and hsb. to Tajiro Sumida, pors Gr. 3291, Hassinger street, \$5400.

Madeline K. Lazarus et al to Francis M. Swanzey, 9-64 A. land, Kaaawa, Keolu, \$350.

Tajiro Sumida and wf. to Florence C. Ogg (widow), lot 1, blk C, Prospect and Alakea streets, \$8500.

Chanc Ah Get and wf. to William Rose, lot 11, Kekio tract, \$450.

Crescent Cottage Co., Ltd. to Sophie Crossley, 63,370 sq ft of Gr. 2859, Kailua, \$1.

James C. Allen and wf. to Eufemia Magdon Tyler, pors lot 368, Gr. 2246, Lunalilo street, \$5000.

## A FEW CENTS

a day will enable you to protect your home against loss by fire. See

CASTLE & COOKE, LTD.  
INSURANCE AGENTS

## Opportunities Galore

are ever at hand for the able man who has a little money put away to make profitable investment. But the only way to have the money when it's wanted is to put a little away each week or month in a safe savings bank.

Bank of Hawaii, Limited  
Cor. Fort and Merchant

## Alexander & Baldwin

Limited.

Sugar Factors  
Commission Merchants  
and Insurance Agents

Agents for

Hawaiian Commercial & Sugar Company.  
Haiku Sugar Company.  
Paia Plantation.  
Maui Agricultural Company.  
Hawaiian Sugar Company.  
Kahuku Plantation Company.  
McBryde Sugar Company.  
Kahului Railroad Company.  
Kauai Railway Company.  
Kauai Fruit & Land Co., Ltd.  
Honolulu Ranch.